

**STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE
CITY OF COMPTON OVERSIGHT BOARD**

**CITY OF COMPTON
CITY COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE,
COMPTON, CA 90220**

Wednesday, March 20, 2013

10:00 AM

I. CALL TO ORDER

The meeting was called to order by Tanya Ruiz, Secretary, at 10:12 a.m.

II. ROLL CALL

Present: Chair Jesenia Sanchez, Vice Chair "Sweet" Alice Harris, Board Member Dr. Keith Curry and Board Member Jose Martinez

Absent: Board Member Harold C. Williams and Board Member Alejandro Alvarez

Vacancy: County Appointee

III. ADMINISTRATIVE MATTERS

- 1. Approval of minutes from the Special Meeting of February 27, 2013. (13-1349)**

On motion of Vice Chair Harris, seconded by Board Member Curry, duly carried by the following vote, the Board approved the February 27, 2013 Special Meeting Minutes:

Ayes: 4 - Chair Sanchez, Vice Chair Harris, Board Member Curry and Board Member Martinez

Absent: 2 - Board Member Williams and Board Member Alvarez

Vacancy: 1 - County Appointee

Attachments: [SUPPORTING DOCUMENT](#)

- 2. Discussion and Approval of Proposed Sale, Pursuant to a Disposition and Development Agreement, of Gateway Towne Center- Phase II which consists of the following properties APN 7318-003-966; APN 7318-003-967; APN 7318-003-968; APN 7318-003-969; APN 7318-003-970; APN 7318-003-971; and APN 7318-003-972. (13-1350)**

Craig Cornwell, City Attorney, articulated his awareness over the concerns the Board may have regarding the approval of the proposed sale of the Gateway Towne Center – Phase II project, given that a Long Range Property Management Plan (LRPMP) has not been provided to nor approved by the Department of Finance (DOF). Mr. Cornwell informed the Board that the said agreement is pursuant to a Disposition and Development Agreement (DDA) that was executed in December 2004, and therefore, is an enforceable obligation pursuant to California Health and Safety Code 34177C.

Mr. Cornwell indicated that the Successor Agency is aware of the required LRPMP, and noted that for the remaining assets without contractual obligations, a detailed LRPMP will be completed. He reiterated that the DDA is an enforceable obligation in which the Successor Agency is required to honor and to avoid liability between all involved partners.

Dr. Kofi Sefa-Boakye, Director of Redevelopment delivered a presentation of the proposed Gateway Towne Center – Phase II project, describing the economic benefits to the City of Compton and project delivery schedule, as well as explaining the specific site plans for the project.

Barry Shultz, Oversight Board Legal Counsel, informed the Board that the Successor Agency satisfied the 10- day public notice requirements, adding that there were no public comment requests submitted.

On motion of Board Member Curry, seconded by Vice Chair Harris, duly carried by the following vote, the Board Adopted Resolution No. OB 2013.017, Approving the proposed sale, pursuant to a Disposition and Development Agreement of Gateway Towne Center – Phase II consisting of the following properties: APN 7318 003 966; APN 7318 003 967; APN 7318 003 968; APN 7318 003 969; APN 7318 003 970; APN 7318 003 971; and APN 7318 003 972:

Ayes: 4 - Chair Sanchez, Vice Chair Harris, Board Member Curry and Board Member Martinez

Absent: 2 - Board Member Williams and Board Member Alvarez

Vacancy: 1 - County Appointee

Attachments: [SUPPORTING DOCUMENT](#)

IV. DISCUSSION

3. Update on Department of Finance (DOF) Communications. (13-1351)

Dr. Kofi Sefa-Boakye, Director of Redevelopment, provided an update on the Department of Finance (DOF) November 21, 2012 decision for the Compton Successor Agency to remit \$11,204,736 of unencumbered Low and Moderate Income Housing Funds (LMIHF) to the Los Angeles County Auditor-Controller (CAC). Mr. Sefa-Boakye informed that since the Successor Agency's Meet and Confer session with the DOF which took place on December 21, 2012, a demand letter from the DOF dated March 4, 2013 indicated that the ordered amount remained unchanged and therefore is requiring the Successor Agency to remit payment as required.

Dr. Kofi Sefa-Boakye further concluded that at the current time, the Successor Agency is not planning to submit the required funds, however noted that in correlation with legal counsel, a response is currently being drafted to submit to the DOF and indicated that the Board will be provided with a copy as the response becomes available.

Board Member Curry questioned the letter from the DOF, inquiring whether the Successor Agency has five (5) or thirty (30) business days to respond.

Barry Shultz, Oversight Board Legal Counsel, explained that the letter indicates the Successor Agency has thirty (30) days from the date of the letter to submit funds; conversely Mr. Shultz reiterated that the Agency is submitting a draft response rather than the actual funds.

By Common Consent, there being no objection (Board Members Williams and Alvarez being absent), the Board received and filed the staff report.

Attachments: [SUPPORTING DOCUMENT](#)

V. MISCELLANEOUS

4. Chair and Board Member Comments. (13-1352)

There were none.

5. Matters not on the Posted Agenda (to be Presented and Placed on the Agenda of a Future Meeting). (13-1353)

There were none.

6. Public Comments (Opportunity for Members of the Public to Address the Board on Items of Interest that are Within the Jurisdiction of the Board). (13-1354)

There were none.

7. Adjournment of the Regular Meeting of March 20, 2013. (13-1355)

The Special Meeting adjourned at 10:36 a.m.